

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 30, 2009	Time: 1:45 PM	Agenda Item No.: 4
Project Description: Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, new water tanks, and grading of less than 100 cubic yards and 2) a Coastal Development Permit to allow grading on slopes exceeding 25% to provide improved access to the site, install a new water line and install a new retaining wall in an existing man made cut slope.		
Project Location: 8765 Dyer Road		APN: 129-021-053-000
Planning File Number: PLN090064		Owner: Rachel Blank Agent: Ray Schmitt
Planning Area: North County Coastal Land Use Plan		Flagged and staked: No
Zoning Designation: : "LDR/2.5 (CZ) [Low Density Residential, 2.5 acres per unit (Coastal Zone)]		
CEQA Action: Categorically Exempt per Section 15303 (a) – Construction of a Single Family Dwelling		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Approve PLN090064, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The subject site is currently developed with a single family dwelling in the form of a mobile home. The existing mobile home is located on the highest point of the site. The remainder of the site slopes down to the private drive providing access. There is approximately 50 feet of elevation between the high and low point on the site. The site has been graded extensively in the past. Much of the topography of the site exceeds a 25% slope; some if it is still natural, but much of it has been previously graded.

The applicant proposes to remove the existing mobile home from the site and install a new pre-fabricated manufactured home on the site. The location of the new home is proposed on an area that has previously been graded flat. New water tanks are proposed on the top of the hill in the location of the existing mobile home. The water tanks will provide water pressure for this site and also for the adjacent parcel which is also owned by the applicant. The existing driveway serving the site is steep and does not provide good access. The applicant is proposing to realign the driveway to provide a more gradual approach and better turning movements. This will involve some grading on slopes in excess of 25%. The grading proposed on slopes in excess of 25% better achieves the goals and policies of the North County Land Use Plan, than not conducting the grading as proposed.

The site contains a significant number of native oak trees. No trees are proposed for removal. The primary concern associated with this application is to ensure that the grading done around the trees does not compromise the health and viability of these trees. Conditions have been added to require that the driveway grading is staked and the trees are fenced prior to any grading activities.

Another minor concern was with the water source to the site. The water association well which provides water to the site has had a high coliform count. Environmental Health has been working with the applicant to correct this situation. A condition has been added to address this.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ RMA - Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ North County Fire Protection District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Environmental Health, the Water Resources Agency, and the North County Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The North County Coastal Land Use Advisory Committee considered this project at their May 18, 2009 meeting. The North County Coastal LUAC recommends approval of the application without any concerns.

Note: The decision on this project is appealable to the Board of Supervisors and to the California Coastal Commission.



John Ford, Senior Planner
(831) 796-6049, fordjh@co.monterey.ca.us
July 10, 2009

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; John Ford, Project Planner; Carol Allen, Senior Secretary; Rachel Blank, Owner; Ray Schmitt, Agent; Planning File PLN090064

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
Exhibit C Vicinity Map
Exhibit D Advisory Committee Minutes (LUAC)

This report was reviewed by Laura Lawrence, Planning Services Manager



EXHIBIT A

Project Information for PLN090064

Project Title: BLANK RACHEL

Location: 8765 DYER RD SALINAS

Primary APN: 129-021-053-000

Applicable Plan: North County Land Use Plan

Coastal Zone: Yes

Permit Type: Combined Development Permit

Zoning: LDR 2.5 (CZ)

Environmental Status: Exempt

Plan Designation: RESIDENTIAL

Advisory Committee: North County (Coastal)

Final Action Deadline (884): 8/30/2009

Project Site Data:

Lot Size: 1.3 AC

Coverage Allowed: 15%

Coverage Proposed: 4%

Existing Structures (sf): 1,393

Height Allowed: 30'

Proposed Structures (sf): 2,027

Height Proposed: 24.5'

Total Sq. Ft.: 2,027

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: MED

Biological Report #: N/A

Soils Report #:

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: LOW

Geologic Hazard Zone: IV

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: MOD

Traffic Report #: N/A

Other Information:

Water Source: WELL

Sewage Disposal (method): SEPTIC

Water Dist/Co: N/A

Sewer District Name: n/a

Fire District: NORTH COUNTY FPD

Grading (cubic yds.): 60.0

Tree Removal: N/A

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Blank (PLN090064)

RESOLUTION NO. 090064

Resolution by the Monterey County Zoning
Administrator:

Approving a Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, new water tanks, and grading of less than 100 cubic yards and 2) a Coastal Development Permit to allow grading on slopes exceeding 25% to provide improved access to the site, install a new water line and install a new retaining wall in an existing man made cut slope. (PLN090064, Blank, 8765 Dyer Road, North County Land Use Plan (APN: 129-021-053-000))

The Blank application (PLN090064) came on for public hearing before the Monterey County Zoning Administrator on July 30, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County General Plan,
 - North County Coastal Land Use Plan,
 - North County Coastal Land Use Plan, Implementation Plan,
 - Monterey County Zoning Ordinance (Title 20)
- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The property is located at 8765 Dyer Road (Assessor's Parcel Number 129-021-053-000, North County Coastal Land Use Plan. The parcel is zoned LDR/2.5 (CZ) [Low Density Residential, 2.5 acres per unit (Coastal Zone)], which allows placement of a single family dwelling on

- a single lot. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on March 11, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Development on slopes in excess of 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. In this particular case the grading on the slopes in excess of 25% is to provide improved access to the site, to provide clearance for a new septic tank adjacent to the house and to extend a water line. This proposal better achieves the goals, policies and objectives of the Monterey County General Plan, Title 20 and the North County Coastal Land Use Plan because the proposal will provide improved access, especially emergency access. The driveway will be less steep (maximum of 18%) and will have more gradual turning movements. The grading being done for access is on slopes that have already been modified by previous grading. The new water tanks and corresponding water lines will provide better water pressure and improved fire flow. Moving the house down to the lower pad will provide a better site for the house than the location of the existing house. The clearance for the new septic tank will be provided by cutting into an existing cut slope and will simply expand an existing retaining wall. No other grading is needed for the location of the house. Water tanks are being installed to provide better water pressure for this site and the adjacent property. The extension of the water lines to the adjacent property will involve trenching down slopes in excess of 25%, but this will not result in a permanent alteration to the topography.
 - e) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. This application was sent to the LUAC as a courtesy. The LUAC did not have any concerns with the proposed project and recommend approval with a 4-0 vote.
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090064.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on March 11, 2009 to verify that the site is suitable for this use.
 - c) A single family residence has existed on this site for over 30 years. The applicant is proposing to remove the existing and install a new home that will also include improved access, and better water pressure. This

will be accomplished without doing any additional significant grading, or removing any native oak trees.

- d) The site has a significant number of native oak trees of various sizes. None of the proposed improvements intends to remove any of the existing trees. Conditions will be included in the project approval to insure that the trees are fenced prior to grading so that grading impacts will be minimized.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090064.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. Water to the site is provided by Dyer Water System #5. The water system has sufficient water, but recent tests have shown a high total coliform count. The applicant has been working with Environmental Health to resolve this issue. A condition has been added to require that the water system purveyor conduct two tests, one for coliform and the second for residual chlorine. These tests must demonstrate that the well water complies with State and County standards prior to issuance of an occupancy permit.
 - c) Sewer for the site is currently provided by an existing septic system. A new septic tank will be installed, and the existing dispersion pits will be used. The site plan shows an adequate future expansion area in the event that the septic system needs to be redone.
 - d) The site plan does include the installation of two new water tanks at the highest point on the site. This will provide for increased water pressure and fire flow for this site and the adjacent property.
 - e) Preceding findings and supporting evidence for PLN090064. The subject site has been the location of an existing mobile home for over 30 years. The removal of this mobile home and replacement with a modular home will not significantly change the use of the site or adversely affect the public health or safety. The project will have a beneficial impact upon public health and safety because it will remove a decaying structure from the site, provide better access to the site, and address the coliform in the water supply.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all

rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 11, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090064

5. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts the construction of single family residences.
 - b) The project proposes to remove an existing structure from the site which is used as a single family residence and replace it with a structure that will also be used as a single family residence.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 11, 2009.
 - d) There are not any unique environmental features, (wetlands, environmentally sensitive habitat) that would indicate that it is inappropriate to exempt this project from further environmental review.
 - e) See preceding and following findings and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 4 (Public Access and Recreation) and Figure 6 (Shoreline Access/Trials) in the North County Coastal Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090064
 - e) The project planner conducted a site inspection on March 11, 2009.

7. **FINDING: DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and North County Coastal Land Use Plan and the

Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the North County Coastal Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The project includes application for development on slopes exceeding 25%. There are three components to this, as follows:
 1. The house will be placed upon an existing graded pad area. There is an existing retaining wall where the pad has previously been cut. This retaining wall will be moved slightly back into the slope so that the existing septic tank can be relocated away from the house without pushing the house out beyond the existing pad, or encroaching into existing oak trees. Placing the house on this lower pad is preferable to placing the two story structure on the top level of the lot because the structure will blend into the site due to decreased visibility. The minor grading into the existing cut slope is preferable to extending the pad out onto natural grade, and encroaching into the driplines of trees. This retaining wall will be approximately 5 feet high and 25 feet long, and will be completely screened by the house from any views from off site.
 2. Water tanks are being placed on the top of the site to provide water pressure and additional fire flow for the subject site and the adjacent lot. In order to extend the water lines to the adjacent parcel, the trenching for the water lines will cross slopes in excess of 25%. This is a short term impact and will not adversely affect the appearance of the site. The option is to not install this water line, which would require tanks to be installed on the adjacent property, and water lines would still need to be installed across slopes exceeding 25%. One set of tanks with short term grading impacts is preferable to two sets of tanks and the associated grading impacts.
 3. The current driveway configuration requires vehicles accessing the site to travel to the end of the lot and make a sharp right and then drive up a steep driveway. The applicant proposes to begin the driveway near the western side of the lot and allow the driveway to gradually wrap around the hillside and up to the building pad site. Most of the required grading will be on slopes that have previously been modified by past grading. This is a preferable design to the existing design for everyday access and for emergency vehicle access. While the grading will be across slopes in excess of 25% it will not result in significant cut or fill slopes and will not create an erosion problem. The grading proposed better meets the need for safe access to the existing site.
 - c) The grading on slopes exceeding 25% slope will not significantly alter the topography of the site, result in significant grading or create a danger to public health and safety.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090064.
 - e) The project planner conducted a site inspection on March 11, 2009.
 - f) The subject project minimizes development on slopes exceeding 25% in

accordance with the applicable goals and policies of the applicable area plan and zoning codes

8. **FINDING:** **WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.
- EVIDENCE:** a) The existing house has its water supply from Dyer Road Water System # 5. The new house will receive water from the same source.
b) The subject site is within the North County Water Impact Area, but is also within Zone 2C so it is considered to have a stable long-term source of water.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Section 20.86.030A Monterey County Zoning Ordinance (Board of Supervisors).
b) Section 20.86.080A Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project involves approval of a Coastal Development Permit.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

Approve the Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, new water tanks, and grading of less than 100 cubic yards and 2) a Coastal Development Permit to allow grading on slopes exceeding 25% to provide improved access to the site, install a water line and install a new retaining wall in an existing man made cut slope, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of July, 2009.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION

NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 090064 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Blank

File No: PLN090064

APNs: 129-021-053-000

Approved by: Zoning Administrator

Date: July 30, 2009

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090064) allows 1) Coastal Administrative Permit to dismantle and remove an existing 1,394 square foot mobile home and replace it with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, new water tanks, and grading of less than 100 cubic yards and 2) a Coastal Development Permit for grading on slopes exceeding 25% to provide improved access to the site, installation of a water line and installation of a new retaining wall in an existing man made cut slope. The property is located at 8765 Dyer Road (Assessor's Parcel Number 129-021-053-000), North County Coastal Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		permits are approved by the appropriate authorities. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 090064) was approved by the Zoning Administrator for Assessor's Parcel Number 129-021-053-000 on July 30, 2009. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 years, to expire on July 29, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		PDSP01 - TREE AND ROOT PROTECTION (NON-STANDARD CONDITION) Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		driplines. The fencing shall remain in place throughout the grading and construction process. The Planning Department shall inspect the fencing prior to issuance of any permits. Prior to issuance of any permits the Planning Department shall also inspect the staking for the grading. If the staking requires encroachment into any dripline of a native oak tree, an arborist shall be consulted to determine the potential impacts and recommend mitigation measures. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
6.		PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
7.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)				
Health Department Environmental Health Division						
8.		EHSP01 WATER SYSTEM QUALITY (NON-STANDARD CONDITION). The Dyer Road Water System # 5 shall contact the Monterey County Health Department, Environmental Health Division to schedule the collection of a water sample (<i>total coliform</i>) in addition to a chlorine residual sample prior to the final inspection for the building permit. The samples shall demonstrate that the water from the well is in compliance with State and County Standards. If the samples do not comply with State and County standards corrective measures shall be taken. (Environmental Health)	Contact the Environmental Health Division, Drinking Water Protection Services program to schedule the collection of the <i>total coliform</i> water sample and the chlorine residual sample.	CA Licensed Engineer /Owner/ Applicant	Prior to final inspection for the building permit	
			If the samples do not comply with County and State Standards, measures shall be taken to bring the system into compliance.	CA Licensed Engineer /Owner/ Applicant	Prior to occupancy	
Monterey County Water Resources Agency						
9.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
10.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
11.		<p>WRSP01 - DRAINAGE PLAN – RETENTION (NON-STANDARD CONDITION) The applicant shall provide the Water Resources Agency a drainage plan addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	WRA
Fire Agency (North County Fire Protection District)						
12.		<p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall</p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>North County Fire Protection District.</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>building permit. Prior to final building inspection.</p>	
13.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner Applicant or owner</p>	<p>Prior to issuance of building permit. Prior to final building</p>	

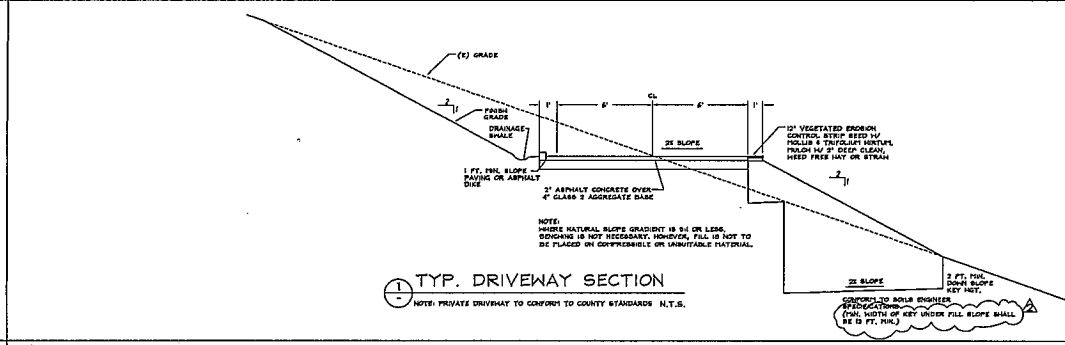
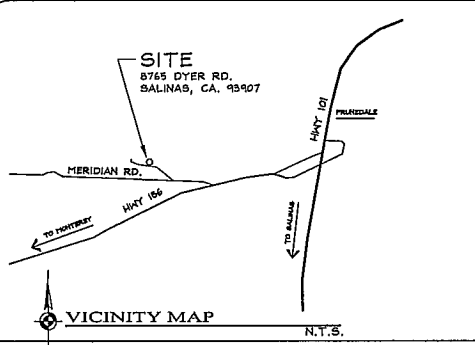
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. North County Fire Protection District.			inspection	
14.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		the domestic demand and shall be permanently and immediately available. North County Fire Protection District.				
15.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line.) Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. North County Fire Protection District.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. North County Fire Protection District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
17.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

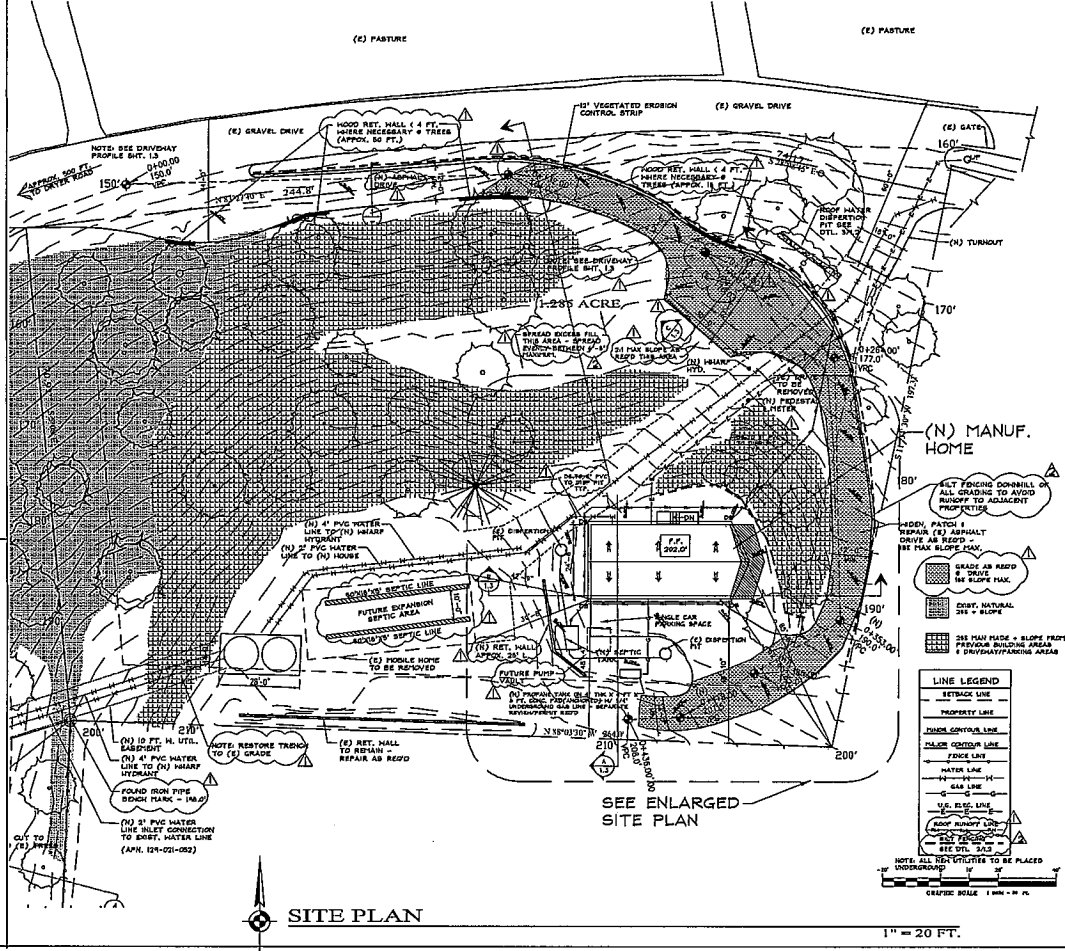
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. North County Fire Protection District.	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
18.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. North County Fire Protection District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

Rev. 04/15//2009



OWNERS :	RACHEL BLANK	
DESIGNER:	RAY SCHMITT	
CONTRACTOR:	FOUR WINDS CONSTRUCTION	
APN:	129-021-053-000	
ADDRESS:	8765 DYER RD. SALINAS, CA 93907	
PROJECT:	REPLACE (E) HOUSE WITH (N) SINGLE FAMILY RESIDENCE NEW SEPIC SYSTEM - (N) SITE BUILT DECK NEW WATER STORAGE TANKS (N) ASPHALT DRIVEWAY APPROX. 90 FT. WD. RET. WALLS < 4 FT. - (N) PROPANE TANK	
ZONED:	LDR 2.5 C2	
LOT SIZE:	55,974 SQ. FT.	(1.285 ACRES)
OCCUPANCY:	R-1.8	
LOT COVERAGE:	3.8675657%	
BUILDING HEIGHT:	24'-6"	
EX. STRUCTURES TO BE REMOVED S.F.	(E) HOME	1399 SQ.FT.
	TOTALS	1399 SQ.FT.
PROPOSED NEW MANUFACTURED HOME	1ST LEVEL:	1283 SQ.FT.
SO. FOOTAGES:	2ND LEVEL:	744 SQ.FT.
SITE BUILT DECK		205 SQ.FT.



GENERAL SITE PLAN NOTES

REFER TO GEOTECH REPORT FOR ALL GRADINGS AND FOUNDATION RECOMMENDATIONS.

SOIL REPORT BY GRICE GEOTECHNICAL ENGINEERS, INC.

TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE LETTER NUMBERS FOR PERMANENT ADDRESS SIGNS SHALL BE ADEQUATE SIZE AND OF A COLOR WHICH IS CONTRASTING TO BACKGROUND. IN NO CASE SHALL THE LETTER NUMBERS BE LESS THAN 4 INCHES IN HEIGHT WITH A MINIMUM 3" STROKE.

NOTE:
TYPE OF CONSTRUCTION V-B/S/SPRINKLER
THIS PROJECT SHALL COMPLY WITH 2007 CBC, CBC-CFC, CFC-CFC, AND TITLE 24 ENERGY REGULATIONS

ALL FOUNDATION AND RELATED SITE WORK TO CONFORM WITH REVISIONS OF CHAPTER 18 OF THE 2007 CBC - CONCRETE COMPRESSION STRENGTH (2500 PSI MIN. REQ.) (SECT. 1804.2.2) (TABLE 1804.2.2)

PER CBC 2007 SECTION 1804 THE THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON GROUND SHALL NOT BE LESS THAN 3 (3") MIN. POLY VAPOR RETARDER W/ JOINTS LAPPED NOT LESS THAN 4" PLACED BETWEEN THE BAR COURSE OR SUB-GRADE AND CONCRETE SLAB.

REINFORCING BARS SHALL BE DEPOSITED AND CONFORMING WITH STANDARD SPECIFICATIONS A508-48 GRADE 40 #4 U.O.N. BARS SHALL BE PLACED IN AS LONG LENGTH AS POSSIBLE AND SHALL LAP 40 DIAMETER AT SPICES U.O.N. SPICES SHALL BE STAGGERED AND BARS MAY BE WELDED TOGETHER AT SPICES.

BAR COVERAGE (FACE OF BAR TO FACE OF CONCRETE) SHALL BE AS FOLLOWS:
CONCRETE SLAB ON GRADE
CONCRETE SURFACE AGAINST EARTH 3" MIN.
WHERE FORMED AGAINST FORMS 2" MIN.
FOR ALL OTHERS SEE DETAILS

LUMBER SHALL BE - D.F. #3
ALL CONSTRUCTION SHALL COMPLY WITH 2007 CBC TABLE 2508.9.1 (FOR CONVENTIONAL CONSTRUCTION)
SHALLING TO BE IN COMPLIANCE WITH 2007 CBC TABLE = 2504.1.1

PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.

NOTE: SHALL HAVE HUD APPROVAL CERTIFICATION AFFIXED TO EACH SHIPPED SECTION.

ANY ALTERATIONS/STRUCTURAL ADDITIONS TO THE PLAN, CODE FIRST BE APPROVED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

SHEET INDEX

- 1.1 SITE PLAN, VICINITY MAP, PROJECT DATA, NOTES
- 1.2 ENLARGED SITE PLAN, EROSION CONTROL NOTES AND DETAILS
- 1.3 SITE SECTIONS & DRIVEWAY PROFILE

FDH FIRE DEPARTMENT NOTES

- 2.1 1ST & 2ND FLOOR PLANS, DECK FRAMING PLAN & DETAILS
- 2.2 EXTERIOR ELEVATIONS
- 3.1 STRUCT. NOTES, NOTES, SCHEDULES, GENERAL INFORMATION
- 3.2 ACI REBAR HOOD SCHEDULE, TYP. FOUNDATION DETAILS
- 3.3 FOUNDATION PLAN & DETAILS

CONSULTANTS

STRUCTURAL:
CHRISTIAN LEE & ASSOC. INC.
CHRIS LEE
15 QUAIL RUN CIRCLE, SUITE B
SALINAS, CA 93907
831-424-9501

GEOTECHNICAL:
GRICE ENG. & GEOL. INC.
5414 ORCHARD AVE.
SALINAS, CA 93901 831-423-5414
FILE NO. 5374-0402

REVISIONS	BY
05/28/09	
06/24/09	

APN: 129-021-053-000
ADDRESS: 8765 DYER RD.
SALINAS, CA 93907
JANE BLANK
(MODEL 82600)

APPLICANT: RAY SCHMITT
CONTRACTOR # B514791
COASTAL HOME SOLUTIONS
7850 MESSICK ROAD
FRUNDEALE, CA 93907
(831) 663-1114 FAX (831) 663-1118

SITE PLAN - PROJECT DATA GENERAL NOTES

Date: 01 - 20 - 09
Drawn: GLB
Checked:
Scale: As Shown
Job Sheet

1.1

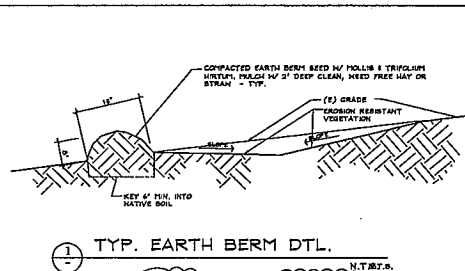
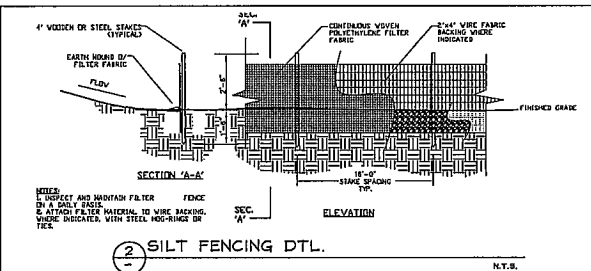
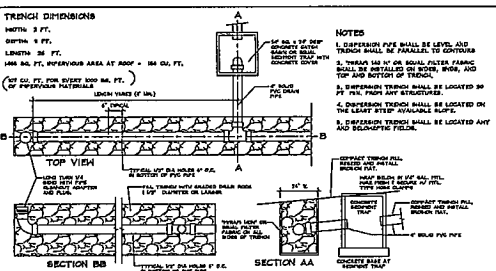
REVISIONS	BY
05/28/09	
09/24/09	

APPLICANT: RAY SCHMITT
 CONTRACTOR: # 8514791
 COASTAL HOME SOLUTIONS
 SALINAS, CA. 95907
 JANE BLANK
 (MODEL 8280D)

ENLARGED SITE PLAN
 & EROSION CONTROL
 NOTES & DETAILS

Date: 01 - 20 - 09
 Drawn: GLB
 Checked:
 Scale: As Shown
 Job:
 Sheet

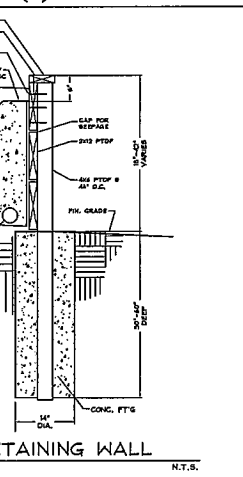
1.2



3 ROOF WATER DISPERSION OUTLET DTL. N.T.S.

2 SILT FENCING DTL. N.T.S.

1 TYP. EARTH BERM DTL. N.T.S.



EROSION CONTROL & GRADING NOTES

- EXPOSED EARTH SHALL BE LANDSCAPED FOR EROSION CONTROL PRIOR TO THE RAINY SEASON (OCT. 15 TO APRIL 15). IF LANDSCAPING IS NOT ESTABLISHED PRIOR TO THE RAINY SEASON, SLOPES AND SWALES SHALL BE SEEDS WITH ANNUAL RYE GRASS (SEASOAK) AND MULCHED WITH A 1" LAYER OF STRAW, WOOD CHIPS OR COMPOST. IN ADDITION, MULCH SHALL BE RESTRAINED ON SWALES BY 1/2" NETTING STAPLED TO GROUND. SILT FENCES AND STRAW BARRIERS SHALL BE INSTALLED UP AND DOWN THE ENTIRE GRADING LINE BELOW AREAS WITHOUT ESTABLISHED LANDSCAPING.
- DURING CONSTRUCTION, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY, SILT FENCING, STRAW BARRIERS, ETC. LOCATION OF SUCH PROTECTION WILL DEPEND ON THE CONSTRUCTION SEASON, STAGE OF GRADING, AND THE DIRECTION OF PROJECT. ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE REGRADING OR PROTECTED BY EROSION CONTROL MEASURES.
- DRAINAGE SLOPES WILL BE A MINIMUM OF 3" AWAY FROM THE HOUSE FOR A MINIMUM OF 10 FEET.
- CONSTRUCTION TO BE DONE IN ADEQUATE WINDSPEEDS TO USE FOR DUST CONTROL AT ALL TIMES DURING GRADING OPERATIONS.
- EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCT. 15 AND APRIL 15.

WINTER OPERATION NOTES
 OCTOBER 15 THRU APRIL 15

WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION:

- VEGETATION REMOVAL BETWEEN OCT. 15 AND APRIL 15 SHALL NOT PROCEED SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS THROUGH THE PERIOD. PROTECTIVE EROSION CONTROL MEASURES SHALL BE IN PLACE.
- BETWEEN OCT. 15 AND APRIL 15, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOILS PROTECTION.
- RUN-OFF FROM THE SITE SHALL BE DETERMINED OR FILTERED BY DEGRAS. VEGETATIVE FILTER STRIPS AND/OR COYER BANKS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- EROSION CONTROL MEASURES SHALL BE AT THE END OF EACH DAY'S WORK.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- THE DIRECTOR OF THE BUILDING INSPECTION DEPT. MAY STOP OPERATIONS DURING PERIODS OF UNDESIRABLE WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

ADDITIONAL GRADING NOTES:
 A COPY OF ALL FIELD REPORTS, COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

ALL GRADING SHALL CONFORM TO MONTEREY COUNTY GRADING ORDINANCE # 353 AND EROSION CONTROL ORDINANCE # 226.

FAD ELEVATION SHALL BE CERTIFIED TO 41 FEET, PRIOR TO ANY FOOTING OR SCHEDULING ANY INSPECTIONS.

ALL GRADING AND EROSION CONTROL MEASURES TO FOLLOW RECD PER GEOTECHNICAL REPORT BY GRICB ENG.

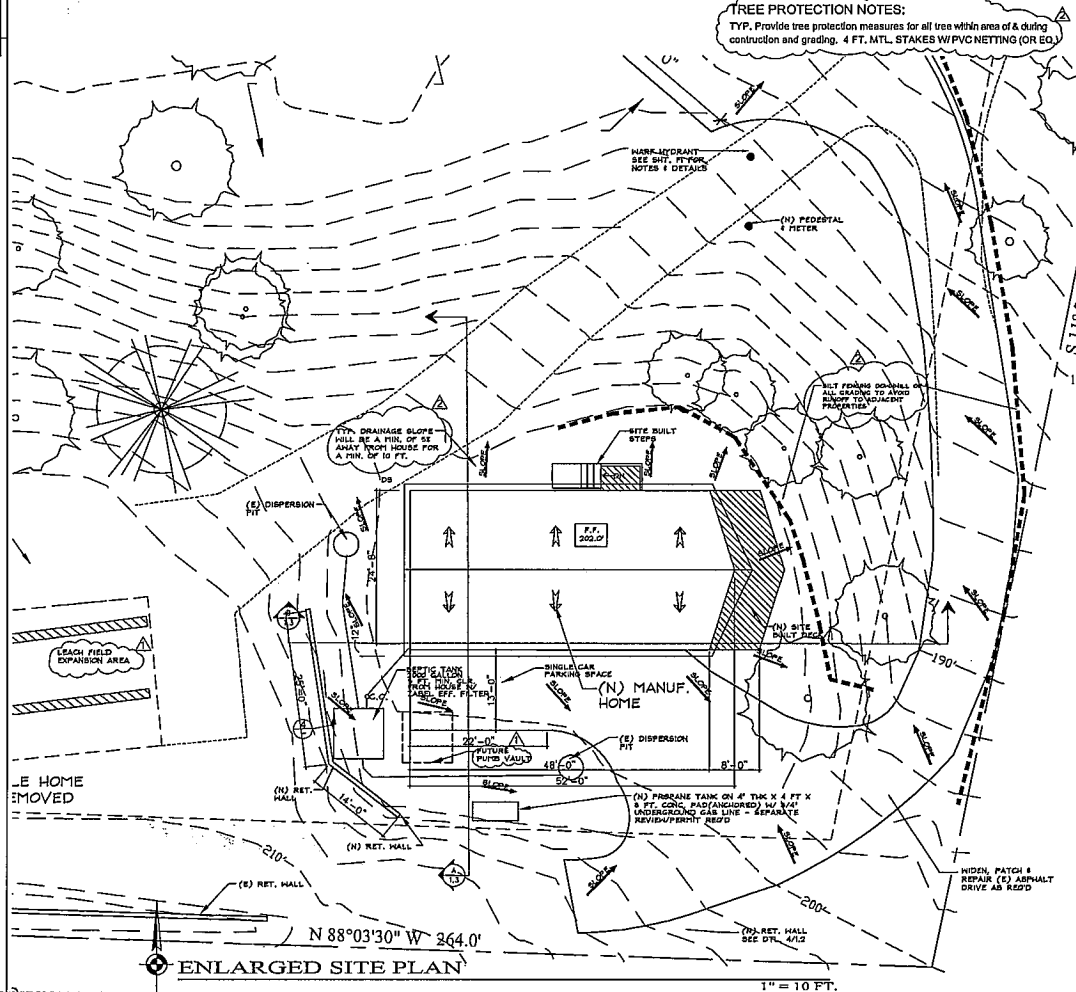
Actual grading shall begin within 30 days of vegetation removal or that area shall be planted under the provisions of Section 16.08.3.40 to control erosion. (16.08.300 C.1)

No vegetation removal or grading will be allowed which will result in siltation of water courses or uncontrolled erosion. (16.08.300 C.2)

Cut slopes shall be no steeper than two horizontal to one vertical. (16.08.300 A.)

Drainage and terraces shall be provided as required by Section 117

NOTE: SEE SHIT. 1.3 FOR ADDITIONAL GRADING & EROSION NOTES



TREE PROTECTION NOTES:
 TYP. Provide tree protection measures for all tree within area of & during construction and grading. 4 FT. MTL. STAKES W/ PVC NETTING (OR EQ.)

MARK LOCATOR SEE SHIT. 1.3 FOR DETAILS

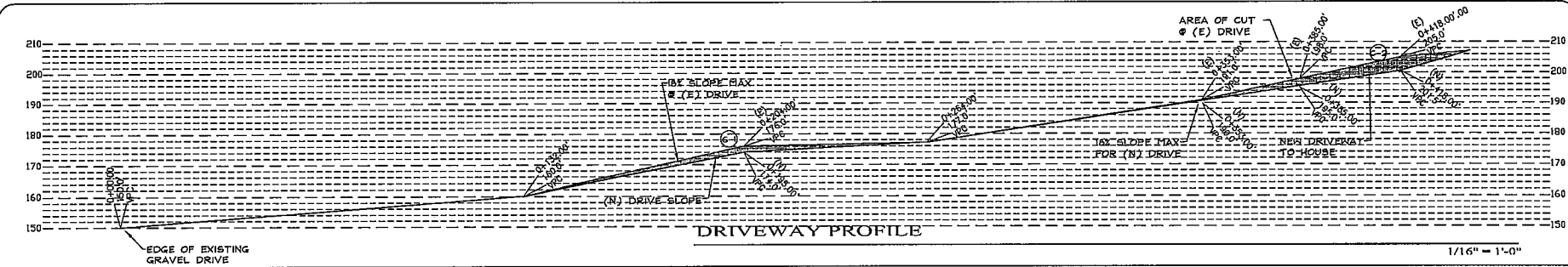
ALL GRADING SHALL BE TO AVOID PLANTING

DRAINAGE SLOPE SHALL BE A MIN. OF 3" AWAY FROM HOUSE FOR A MIN. OF 10 FT.

FRONT PORCH SHALL BE 4" THK X 4 FT X 6 FT. CONC. PAD (ANCHORED) W/ 3/4" ANCHORING GAS LINE - SEPARATE REVIEW PERMITS REQ'D

RET. MALL SEE DET. 41.2

ENLARGED SITE PLAN



Design Standards - 1998

18.02.015 Slopes shall be constructed on natural slopes that are 1:1 or steeper, unless a cut or slope or grade is necessary to provide a surface of placement that will sustain the 18 or 18.5 ft slope (18.02.015).

18.02.016 Slopes shall not be placed on any slope where 2 ft study shall be required for drainage courses. (18.02.016)

18.02.017 All slopes shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.017)

18.02.018 The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.018)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.019)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.020)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.021)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.022)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.023)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.024)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.025)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.026)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.027)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.028)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.029)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.030)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.031)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.032)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.033)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.034)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.035)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.036)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.037)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.038)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.039)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.040)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.041)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.042)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.043)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.044)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.045)

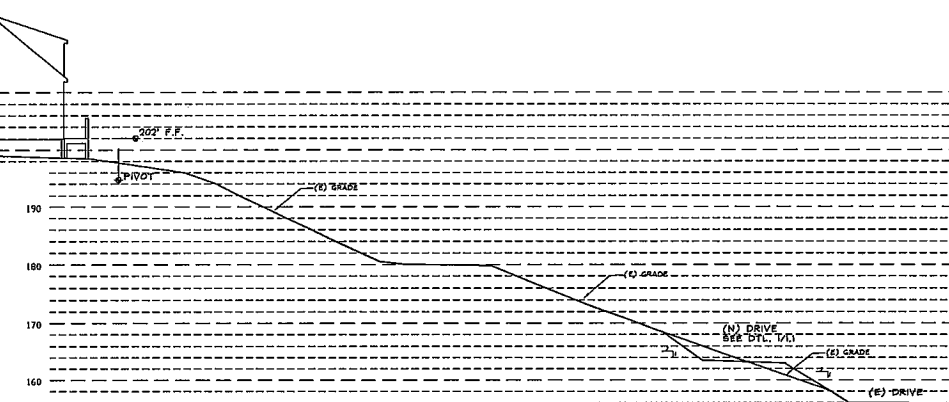
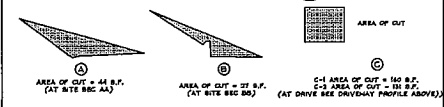
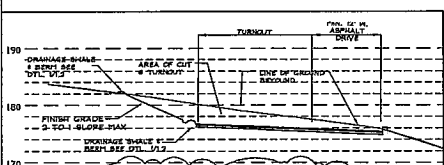
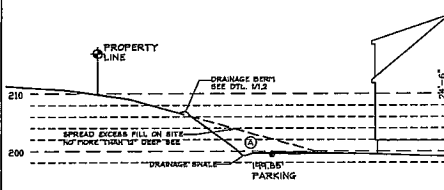
The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.046)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.047)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.048)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.049)

The slope shall be on an incline that is not less than 12 feet horizontally to the face of the slope or vertical of 4:1 slope. (18.02.050)



VOLUME OF CUT @ A = (22 LINEAR FT x AVERAGE) + 44 SQ. FT. = $\frac{44 \text{ CU. YD.}}{27}$ = 34 CU. YD.

VOLUME OF CUT @ B = (24 LINEAR FT x AVERAGE) + 21 SQ. FT. = $\frac{471 \text{ CU. YD.}}{27}$ = 96 CU. YD.

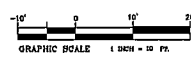
VOLUME OF CUT @ C = (12 LINEAR FT x AVERAGE) + 24 SQ. FT. = $\frac{342 \text{ CU. YD.}}{27}$ = 124 CU. YD.

NOTE: SPREAD EXCESS FILL ON SITE BETWEEN 12' TO 15' MAXIMUM.

188 CU. YD. TOTAL CUT

ADDITIONAL GRADING & EROSION CONTROL NOTES

SITE SECTIONS



REVISIONS	BY
05/28/09	
05/24/09	

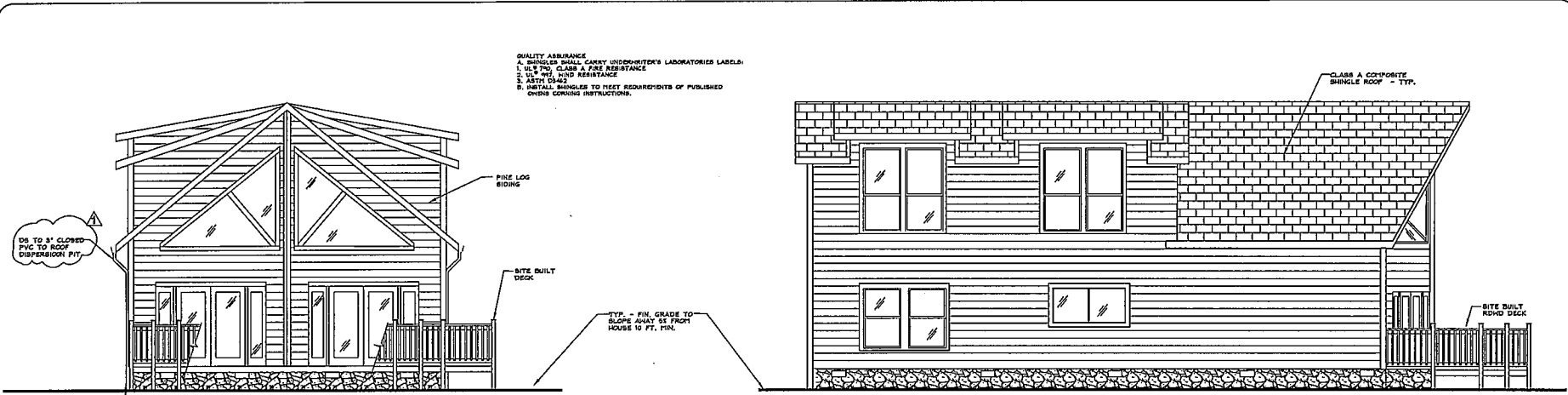
APN: 129-021-003-000
 ADDRESS: 8765 DYER RD.
 SALINAS, CA 93907
 JANE BLANK
 (MODEL 82800)

APPLICANT: RAY SCHMITT
 CONTRACTOR # B54791
 COASTAL HOME SOLUTIONS
 7850 MESSICK ROAD
 PRUNEDALE, CA 93907
 (831) 663-1114 FAX (831) 663-1118

SITE SECTIONS &
 DRIVEWAY PROFILE

Date: 01 - 20 - 09
 Drawn GLB
 Checked
 Scale: As Shown
 Job
 Sheet

Exhibit B-2



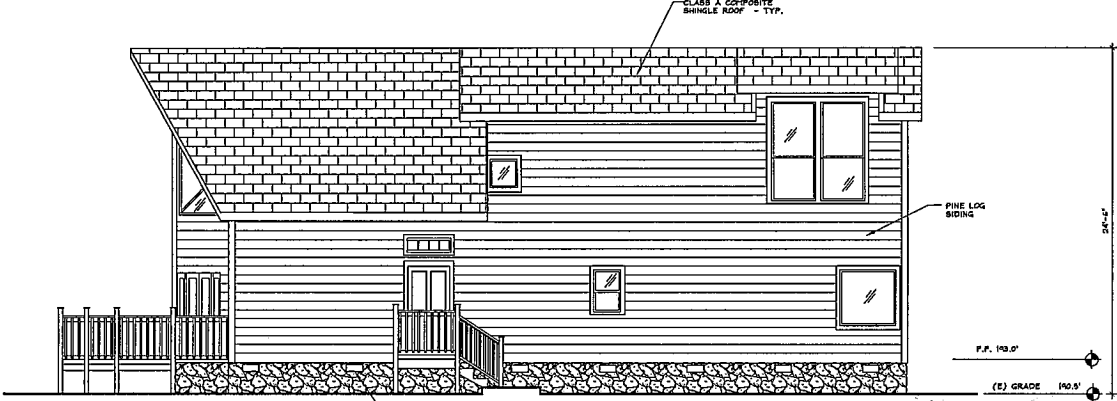
EAST ELEVATION

SOUTH ELEVATION

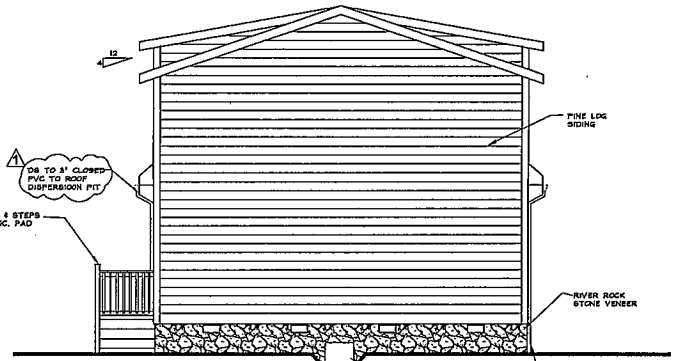
D.S. TO PVC PIPE TO ROOF
WATER DISPERSION FIT SEE
DTL. 3/1/2

QUALITY ASSURANCE
A. SHINGLES SHALL CARRY UNDERWRITERS LABORATORIES LABELS:
1. UL'S P-79, CLASS A FIRE RESISTANCE
2. UL'S P-101, CLASS 1 FIRE RESISTANCE
3. ASTM D3442
B. INSTALL SHINGLES TO MEET REQUIREMENTS OF PUBLISHED
OWNER CONSTRUCTION INSTRUCTIONS.

ROOF COLOR = STAINED LOG SIDING
TRIM = SA DRIED WHITE
PANDA = RH SHALE WHITE
SHINGLES = PRO 30 CHATEAU GREEN



NORTH ELEVATION



WEST ELEVATION

PROVIDE 4" X 14" SCREEN (1/4" MESH) VENTS—
178 SQ. IN. FREE AREA ALONG PERIMETER OF
FOUNDATION BLOCKING TO PROVIDE 1 SQ. FT.
VENTING PER 100 SQ. FT. OF UNDERFLOOR AREA.
1200 / 150 = 8.0 SQ. FT. = 1200 SQ. IN. / 75 SQ. IN.
= 16 MIN. VENTS
LOCATE OPENINGS CLOSE TO CORNERS AND EVENLY
SPACED TO PROVIDE CROSS VENTILATION

EXTERIOR ELEVATIONS

1/8" = 1'-0"

REVISIONS	BY
05/28/09	

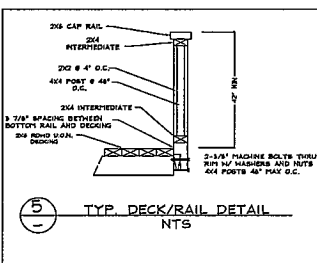
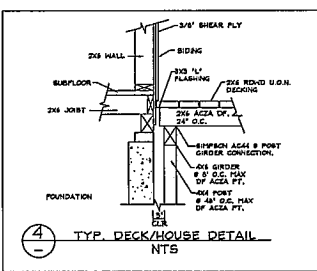
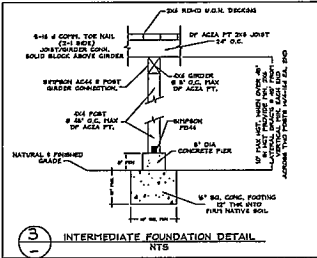
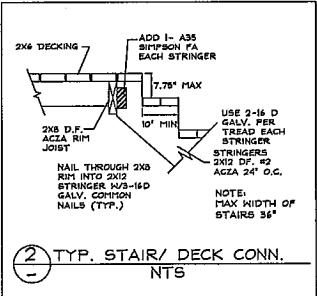
APN: 129-021-053-000
ADDRESS: 8765 DYER RD.
SALINAS, CA. 93907
JANE BLANK
(*MODEL 8250D)

APPLICANT: RAY SCHMITT
CONTRACTOR # BS14791
COASTAL HOME SOLUTIONS
7850 MESSICK ROAD
PRINEDALE, CA. 93907
(831) 663-1114 FAX (831) 663-1118

EXTERIOR ELEVATIONS

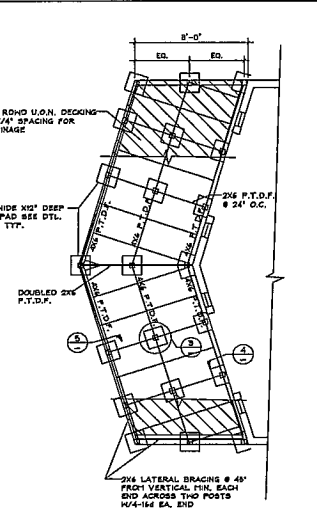
Date: 01-20-09
Drawn GLB
Checked
Scale: As Shown
Job
Sheet

3.1

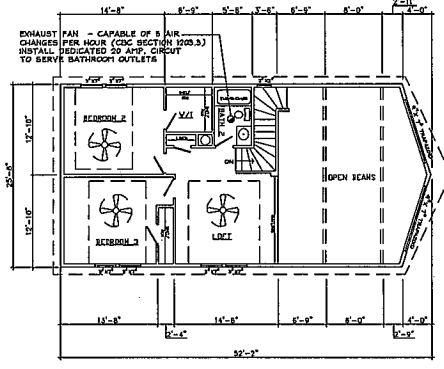


STAIR REQUIREMENTS:
 LANDINGS IF OPEN NOT REQUIRED ON ATTIC FLIGHT IF SWELLING OR GARAGE SHUT DOOR (EXCEPT BEARER DOORS) DOES NOT SWING OVER THE STAIRS. (CODE BOOKS EXP. 3 UNLESS EXP. 4)
 THERE SHALL BE A FLOOR OR A LANDING AT EACH STAIRWAY OR STAIR HEAD LANDINGS SHALL HAVE A IN THE DIRECTION OF TRAVEL OF AT LEAST 36\"/>

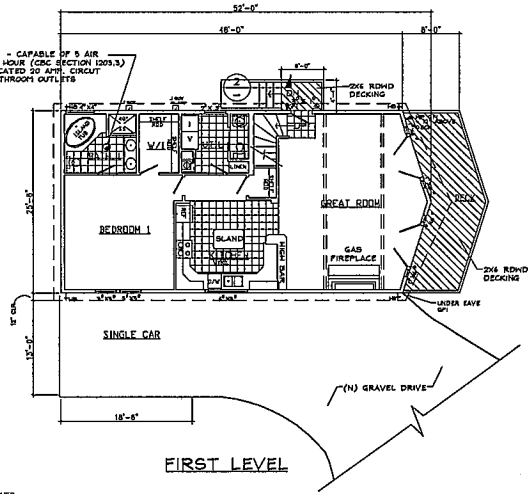
HANDRAILS (MODEL 1)
 NOT REQUIRED ON A CONTINUOUS RUN LESS THAN FOUR RISERS. (MODEL EXP. 2)
 STAIRWAYS SHALL HAVE A RAIL OR FENCE ON HANDRAIL AND HANDRAILS SHALL BE INSTALLED ON EACH SIDE OF STAIRWAYS. THE TOP OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34\"/>



DECK FRAMING PLAN
 1/4" = 1'-0"



SECOND LEVEL



FIRST LEVEL

AUTOMATIC SPRINKLER SYSTEM:
 THIS BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 130 CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.

GFI PROTECTION:
 EXTERIOR ELECTRICAL OUTLET SHALL HAVE A WEATHERPROOF ENCLOSURE & GFCI PER NEC 210.8(A).
 PROVIDE CONCRETE ENCASED LIVEN GRINDS (2\"/>

NOTE:
 ALL EXT. LIGHTS SHALL BE MARKED "OUTLETS FOR HOT LOCATIONS" PER 2004 CEC, ARTICLE 410-4.
 ALL EXT. LIGHTS TO BE INSTALLED IN TYPICAL DETECTORS OR BE FLUORESCENT.

FUQUA HOMES INC.			FUQUA HOMES	
TITLE	NO.	REV. SHEET		
FLOOR PLANS	8280D			

FIRST LEVEL 1283 SQ. FT.
 SECOND LEVEL 744 SQ. FT.
 TOTAL 2027 SQ. FT.

REVISIONS	BY

APPLICANT: RAY SCHMITT
 CONTRACTOR # B514791
 COASTAL HOME SOLUTIONS
 SALINAS, CA 93907
 JANE BLANK
 (MODEL 8280D)

APPLICANT: RAY SCHMITT
 CONTRACTOR # B514791
 COASTAL HOME SOLUTIONS
 7850 MESSICK ROAD
 PRUNEDALE, CA 98907
 (831) 663-1114 FAX (831) 663-1118

1ST & 2ND LEVEL FLOOR PLAN DECK FRAMING PLAN & DETAILS

Date: 01-20-09
 Drawn: GLB
 Checked:
 Scale: As Shown
 Job:
 Sheet:

NORTH COUNTY

Exhibit C



APPLICANT: BLANK

APN: 129-021-053-000

FILE # PLN090064



300' Limit



2500' Limit



City Limits



0 1,000
Feet



PLANNER: FORD

MINUTES
North County Coastal Land Use Advisory Committee
Monday, May 18, 2009

1. Meeting called to order by PETER NOWAK at 9:00 am/pm

2. Roll Call

Members Present: PETER NOWAK, DAVID EVANS, GREG BURCH AND ED CENTENO

Members Absent: KEN WALKER

3. Approval of Minutes:

A. May 4, 2009 minutes

Motion: POSTPONED UNTIL OUR NEXT MEETING (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

MARGIE KAY INFORMED THE LUAC OF SUPERVISOR CALCAGNO'S COMMUNITY MEETING SCHEDULED FOR JUNE 11, '09 AT THE FULL GOSPEL CHURCH OF LAS LOMAS FROM 6 PM TO 8 PM.

*SHE ALSO SUPPLIED THE LUAC WITH AN UPDATE ON THE HIGHWAY 1 SALINAS RD. INTERCHANGE WHICH WILL BEGIN CONSTRUCTION IN SEPT, '09
(SEE ENCLOSED COPY)*

5. **Scheduled Item(s)** -please refer to the Project Referral Sheets which follow for each separate file.

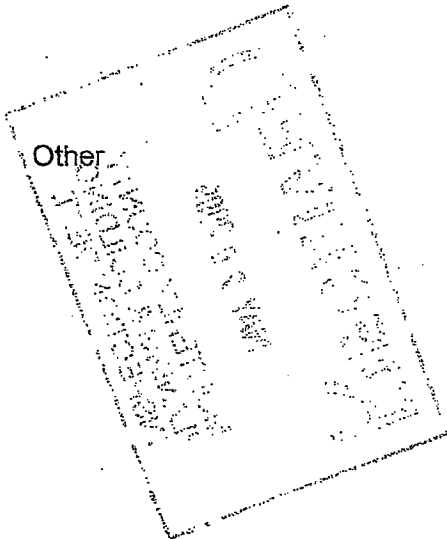
6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
(use back side or blank sheets if necessary)

NONE

B) Term Expiration Letters *PETER NOWAK, GREG BURCH AND KEN WALKER*
ALL RECEIVED NOTICE THAT THEIR TERMS END IN JULY OF '09. PETER SAID
THEY MUST ALL APPLY FOR REAPPOINTMENT TO KEEP THE COMMITTEE VIABLE
IN THE ABSENCE OF NEW MEMBER APPLICATIONS

C) Other



6. Meeting Adjourned: 10 am pm

Minutes taken by: DAVID EVANS

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: North County Coastal

Please submit your recommendations for this application by **May 18, 2009**

Project Name: BLANK RACHEL

File Number: PLN090063

File Type: AP

Project Planner: FORD

Project Location: 8761 DYER RD SALINAS

Project Description: COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DISMANTLING AND REMOVAL OF AN EXISTING 1,394 SQUARE FOOT MOBILE HOME AND REPLACEMENT WITH A TWO-STORY 2,027 SQUARE FOOT PREFABRICATED SINGLE FAMILY DWELLING, INSTALLATION OF A NEW SEPTIC SYSTEM, AND GRADING OF 481 CUBIC YARDS. THE PROJECT IS LOCATED AT 8761 DYER ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-021-052-000), NORTH COUNTY LAND USE PLAN, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

TJ BERNARD SAID THE EXISTING TRAILERS WERE DELAPIDATED AND IN NEED OF REMOVAL. AS PROJECT MANAGER HE WOULD OVERSEE THE INSTALLATION OF THE PREFABS

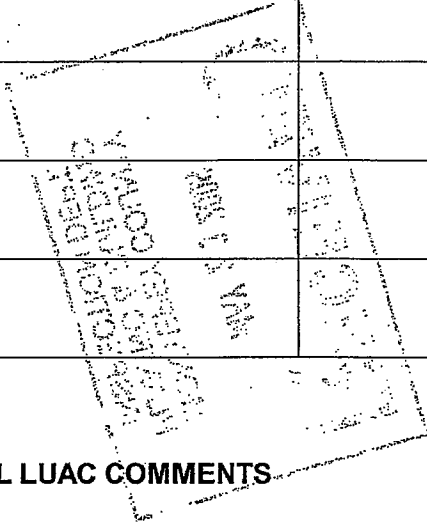
PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
MARGY KAY MARGY KAY - STATED THAT WHEN SHE WAS A MEMBER OF THE LIAC		X	
MANY SUCH PROJECTS CAME BEFORE THE COMMITTEE AND SHE BELIEVED IT WAS APPROPRIATE TO REPLACE A FAILING STRUCTURE WITH A BETTER ONE IF COMPARABLE IN SIZE AND USE.			

THIS APPLICATION AND ITS COMPANION (PLN09006A) WERE CONSIDERED AT THE SAME TIME AS THEY ARE PRACTICALLY IDENTICAL

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes -- to address concerns (e.g. relocate; reduce height; move road access, etc)



ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by GREG BURCH (LUAC Member's Name)

Second by ED CENTENO (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (4) CENTENO, EVANS, BURCH, NOWAK

NOES: 0

ABSENT: (1) WALKER

ABSTAIN: 0